

**Town of Essex
29 West Avenue
Essex, CT – Meeting Room B**

November 18, 2015

**Building Committee
MINUTES**

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others:

Tom Fitzgerald, Region #4 (absent)
Norman Needleman, First Selectman
Dave DeLeeuw, Building Official

Meeting called to order by Bruce Glowac at 8:02 a.m.

Approval of Minutes:

Leigh Rankin moved to approve the minutes of November 4, 2015, seconded by Kelly Sterner. Passed unanimously. Motion carried.

Dave DeLeeuw, Building Official was present to discuss ADA accessibility with regards to the Town Hall. Dave discussed the current CT Building Codes. These code requirements pertain to all buildings not just residential and commercial. He referenced the ADA 117 codes are used for scoping. The 2003 IBC building codes have been amended in 2005, 2009 and 2013 are the current codes we are in.

Dave recently went to a symposium on ADA. He indicated that Connecticut is a bit stricter on technical things, i.e. handicap parking and handrails. Difference is the legal authorization and the surrounding legal rights law. Anytime you build something new, you must comply with full code and accessibility. Renovations that are done and affect the area of primary function must look at an accessible route. Applicant must spend up to 20% of their budget to update the accessible route. The accessible route starts with parking, pathway to entrance, and a clear path to maneuver to public spaces in building (including all restrooms to the building). There is a technical infeasibility component that may come into play. May require a visit to the Codes & Standards Committee or the offices of Advocate for Persons with Disabilities.

Dave suggested that before any bathroom renovations are made, compliance requirements should be met. Bruce asked about professional help with the bathrooms. Bruce suggested asking Gary Riggio to contact someone he uses to see if they will come and look at the bathrooms to suggest what would be feasible in order to make them compliant. If we go with the addition of a shower, that too must be ADA compliant. Dave believes there is enough room to make the bathrooms compliant, but it will take adjusting the stall walls, handrails and sink modifications and then adding the automatic door.

Dave reiterated that with regards to the Land Use Renovations project, all doors will need to be 32" clear openings and we need to make sure they are compliant. He suggests the entrance be done first and then follow up with the bathrooms and coordinated signage.

Dave also responded to Leigh that the total occupancy in building versus number of bathrooms is a plumbing code and that he feels we are okay, however, will follow up to make sure.

New Business:

- a. Essex Elementary Engineering – Bruce indicated that Silktown did require engineering review and drawing prior to installing AC units on Gym and Café roofs. The Engineering firm of Kahn and Bayer was used for this work. Silktown is on schedule and starting on November 25.
- b. Expenditures to date – Kelly indicated that we have expended approx. 2.5 million at this time and is planning a BAN (Bond Anticipation Note) for 5 million. She Met with Eastern Bank regarding the underwriting. Net pricing of .61% basis points for a 9 month period. Will carry a coupon rate of 1.25. Will mature next August.

Old Business:

- a. Review Capital Projects list – Bridges are on auto pilot, need to make a decision if they are going to be state projects are not.

Leigh Rankin made a motion for the Building Committee to make a recommendation to the Board of Selectman to proceed with the bridge projects as Town projects and not State projects, seconded by Kelly Sterner. Passed unanimously. Motion carried.

- b. Roof Replacements – Pretty much done. EES buttoning up, the Town hall needs had Some temporary patching around the curbs that still may need to be addressed. Need to touch base with Tom King to get started on the Police Department A/C.
- c. Paving renovations at Essex Elementary School – need to start thinking about EES plan and get that ready for springtime.
- d. EES Media Center Upgrades – Leigh is on the committee and this will be done by next summer.
- e. Fuel Conversion – Essex Elementary School done, Town Garage still pending.

- f. Review Town Hall Land Use floor plan – Bruce will follow up with Gary
- g. Public Works Building will be completed in the spring. The heating system replacement is being revisited.

Norman inquired as to including Lead Paint remediation as part of the Town hall project. He noted that there is suspected lead paint on walls above the ceiling tiles. He would like to have it abated as soon as possible. Bruce suggests this could be done during Land Use Renovations.

Review of Land Use Renovations, Bruce asked the Building Committee what they thought of the latest renovation plan. Norman would not like to move the main wall. It was decided to bring Gary in again and include his ideas on the bathrooms. Need to find out what is behind the wall and whether or not it will require major construction.

Payment of invoices:

Kelly Sterner submitted six CREC invoices to pay for EES, Town Hall and Town Garage for July and August and September.

1. Invoice # 160382 for \$9,112.09
2. Invoice # 160383 for \$9,112.09
3. Invoice # 160384 for \$11, 989.55
4. Invoice # 160385 for \$2, 466.67
5. Invoice # 160386 for \$2,466.67
6. Invoice # 160387 for \$4,933.32*

*Hold half pending Punch List Completion

Mystic Air Quality Consultants for the roof asbestos abatement monitoring at the Town Hall: \$1,975.00.

Bruce Glowac made motion to pay invoices as presented and amended, seconded by Kelly Sterner. Passed unanimously. Motion carried.

Other business: None

Adjournment:

Bruce Glowac made a motion to adjourn the meeting at 9:32 a.m.

Respectfully submitted,

Yvonne Roziak
Recording Secretary